

**ZB# 01-22**

**Catherine Lorgan**

**12-1-1**

#01-22-Logan, Catherine

Use - 12-1-1

Prelim.

June 11, 2001

Notice for Public  
Hearing granted

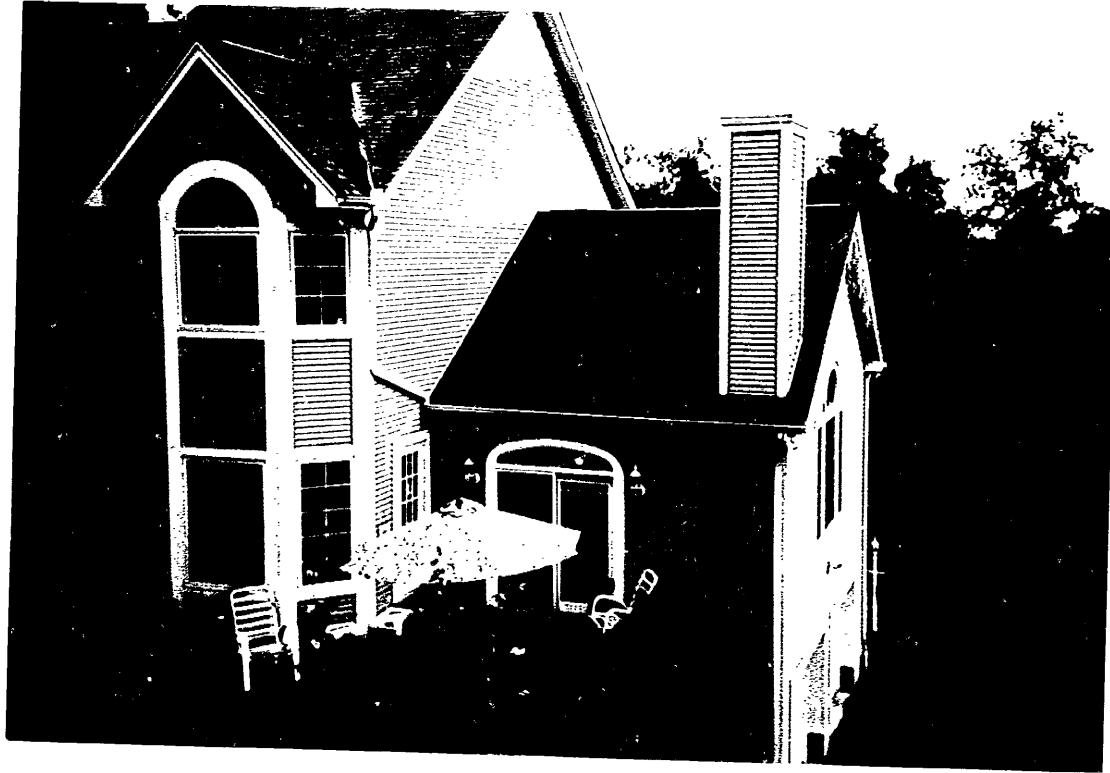
Public Hearing:

June 25, 2001

Interpret -  
Single-Family  
Residence so  
stipulated by  
owner.

Refund:

\$ 207.50



APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Loigan, Catherine

FILE# 01-22.

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

INTERPRETATION: \$150.00

AREA       

USE       

APPLICATION FOR VARIANCE FEE ..... \$ 50.00

*paid ck # 1114  
6/18/01.*

ESCROW DEPOSIT FOR CONSULTANT FEES ..... \$ 300.00

*paid ck # 1112*

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 6/4/01:3 \$ 13.50

2ND PRELIMINARY- PER PAGE 6/25/01:2 \$ 9.00

3RD PRELIMINARY- PER PAGE ..... \$       

PUBLIC HEARING - PER PAGE ..... \$       

PUBLIC HEARING (CONT'D) PER PAGE ..... \$       

TOTAL ..... \$ 22.50

ATTORNEY'S FEES: \$35.00 PER MEEETING

PRELIM. MEETING: 6/4/01 ..... \$ 35.00

2ND PRELIM. 6/25/01 ..... \$ 35.00

3RD PRELIM. .... \$       

PUBLIC HEARING. .... \$       

PUBLIC HEARING (CONT'D) ..... \$       

TOTAL ..... \$ 70.00

MISC. CHARGES:

..... \$       

TOTAL ..... \$ 92.50

LESS ESCROW DEPOSIT ..... \$ 300.00

(ADDL. CHARGES DUE) ..... \$       

REFUND DUE TO APPLICANT .. \$ 207.50.

7/11/01

**TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553**

TO Catherine H. Morgan DR.

56 Hillside Ave., New Windsor, Ny

[illegible]

JOHN H. LORGAN  
CATHERINE A. LORGAN  
56 HILLSIDE AVENUE  
NEW WINDSOR, NY 12553

55-150/212  
5307

1112

Date 6/18/01

Pay to the  
Order of

Town of New Windsor

\$ 300. -

Three hundred & 00/100

Dollars



HUDSON UNITED BANK



Check Office  
78 Breakers Ave., Suite 1  
Oyster Bay, NY 11061

For

509 9298 #01-22

Catherine A. Lorgan

⑆021201503⑆

7207020906⑈ 1112

JOHN H. LORGAN  
CATHERINE A. LORGAN  
56 HILLSIDE AVENUE  
NEW WINDSOR, NY 12553

55-150/212  
5307

1114

Date 6/18/01

Pay to the  
Order of

Town of New Windsor \$ 50.00  
Fifty dollars & 00/100 Dollars

HUDSON UNITED BANK 

Circle Office  
78 Breakstone Ave., Suite 1  
Chester, N.Y. 12818

For

2BA # 01-22

Catherine I. Lorgan

⑆02⑆20⑆503⑆

7207020906⑈ 1114

-----X

In the Matter of the Application of

**CATHERINE LORGAN**

**MEMORANDUM OF  
DECISION GRANTING  
INTERPRETATION**

#01-22.

-----X

**WHEREAS, CATHERINE LORGAN**, residing at 56 Hillside Avenue, New Windsor, New York, N. Y. 12553, has made application before the Zoning Board of Appeals for an Interpretation of an existing single-family residence at the above address in an R-4 zone; and

**WHEREAS**, a public hearing was held on the 25th day of June, 2001 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant appeared on behalf of herself for this Application; and

**WHEREAS**, there were no spectators appearing at the public hearing; and

**WHEREAS**, no one spoke in favor or in opposition to the Application; and

**WHEREAS**, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS**, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a residential property consisting of a one-family home located in a neighborhood containing residential properties.

(b) The Applicant resides on the property which has two (2) kitchens on premises.

(c) The Applicant states that there are no lockable doors between the two areas containing the kitchens and there are no separate entrances.

(d) Applicant states that there is only one meter for utility purposes on the premises.

(e) Applicant also states that she has no intention to ever rent out the lower area of the dwelling as an apartment.

(f) Applicant also states that she has no intention of ever trying to market the residence as a two-family residence and she so stipulates this fact.

**WHEREAS**, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. That the residence known as 56 Hillside Avenue is, in fact, a single-family residence.



**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor Interprets the use of 56 Hillside Avenue as a single-family residence in an R-4 zone.

**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: August 13, 2001.

/s/ Lawrence W. Torley  
Chairman

Date ..... 7/7/01 .....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO ..... Frances Roth ..... DR.  
168 N. Drury Lane  
Newburgh, N.Y. 12550

DATE			CLAIMED	ALLOWED
8/25/01	Zoning Board Mtg		75 00	
	Misc - 4			
	Steiner - 1	Misecki - 6		
	Maldonado - 2	Lorgan - 2		
	Mucci - 2			
	Bila - 3			
	Pecerno - 2			
	Marshall - 7			
	Hofving - 3			
	Lawrence/Lorenzen - 11			
	DeFazio - 2			
	Thomas - 2		200 50	
	Morris - 2		295 50	
	<del>49</del>			

LORGAN, CATHERINE

Ms. Catherine Lorgan appeared before the board for this proposal.

MR. TORLEY: Request for interpretation of existing single-family residence at 56 Hillside Avenue in an R-4 zone.

MS. LORGAN: Same situation, it's already existing, I have a few pictures of the house.

MR. TORLEY: There being no one in the audience, I will so note in the record, please. You're requesting interpretation of your house as being actually is a one-family house?

MS. LORGAN: One family with two kitchens. Just shows it's one house, nothing separate.

MR. KANE: There are no lockable doors between the areas?

MS. LORGAN: No, it's a laundry room, I did have a lock on her door because it's her bedroom but--

MR. KANE: One meter one electric meter?

MS. LORGAN: Everything's on one utility, she has her own phone, that's the only thing that's separate.

MR. KANE: You'll stipulate that this is a one family and you're using it as such?

MS. LORGAN: No intention to ever sell it as anything else or no intention.

MR. KRIEGER: Or ever rent out that space when it's no longer needed?

MS. LORGAN: Right, I'm sure somebody else in the family will be there.

MS. CORSETTI: For the record, we did send out 21 notices to adjacent property owners on June 15, so

nobody showed.

MR. TORLEY: So you're stipulating this will always be a single family whatever?

MS. LORGAN: Yes.

MR. TORLEY: You have one meter?

MS. LORGAN: Everything's on one utility, air conditioning, heat, everything.

MR. TORLEY: There's no separate private entrance?

MS. LORGAN: No.

MR. KANE: I move that we interpret this request as a single one-family house at 56 Hillside Avenue.

MR. TORLEY: And the owner so stipulated.

MR. REIS: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. MCDONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

Date ..... 7/7/01 .....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO ..... Frances Roth ..... DR.  
168 N. Drury Lane  
Newburgh, N.Y. 12550  
.....

DATE			CLAIMED	ALLOWED
6/11/01		Zoning Board mtg	75 00	
		Misc. 2		
		Bibles - 3		
		DeFazio - 3		
		Merecki - 6		
		Lawrence Lorenzen - 3		
		Lorgan - 3 13.50.		
		Bittles - 4		
		Thomas - 3		
		Morris - 7		
		Zupitza - 4		
		38	171 00	
			246 00	

LORGAN, CATHERINE

MR. TORLEY: Request for a finding, single-family residence with two kitchens at 56 Hillside Avenue in an R-4 zone.

Ms. Catherine Lorgan appeared before the board for this proposal.

MS. LORGAN: That's me. I have my mother.

MR. TORLEY: The same?

MS. LORGAN: Yeah. And she was sharing my kitchen but she got sick and she's on oxygen and she can't make the stairs.

MR. KANE: Do you have a single meter?

MS. LORGAN: Single meter. Everything is on one. She does have a door by her bedroom just for privacy.

MR. KANE: But there's no lockable thing between the --

MS. LORGAN: No. There's just one staircase between the two.

MR. TORLEY: One single power and water meter?

MS. LORGAN: Yeah.

MR. KANE: How old is the home?

MS. LORGAN: Built in '95.

MR. KANE: So it's always been like that?

MS. LORGAN: Yeah.

MR. TORLEY: So, you're just adding a second kitchen because your mother is physically unable to --

MS. LORGAN: She's still on oxygen, yeah. She's doing better now.

MR. TORLEY: Oh, I'm glad.

MR. McDONALD: It's another interpretation.

MR. KANE: It's got to be public hearing; right?

MR. McDONALD: Right.

MR. TORLEY: I guess so. I kind of hate to, but I see no alternative at this point. Andy, unless you have a, make a request for a finding on this or interpretation?

MR. KRIEGER: It has to be done, to be binding, it has to be done by public hearing.

MR. KANE: Which means notices have to go out.

MR. KRIEGER: I would say otherwise, but as you have correctly pointed out, it's not only this board it's if it should ever be refinanced or looked at by a lending institution it is their habit to --

MR. KANE: Unfortunately, Larry, the way we do our preliminary is very good for most parts, and sometimes you get a little snag like that where you have to make them come back, but I still think we're better off with the preliminary hearings than have everybody come in cold.

MR. TORLEY: Obviously, sure. But it's unfortunate it does mean that we have to do this by a public hearing when they come in requesting an interpretation or finding about this. Again, you said single power?

MS. LORGAN: Mm-hmm.

MR. TORLEY: Bring in photographs when you come.

MS. LORGAN: Of the apartment?

MR. TORLEY: Yeah. Talk to your neighbors, let them know what's going on.

MR. KRIEGER: Also the exteriors exposures, all four views.

MR. TORLEY: To shows that it's only one house kind of thing.

MS. LORGAN: Okay. Yeah, it's just one house.

MR. McDONALD: Motion?

MR. TORLEY: Yes.

MR. McDONALD: I move that we set Ms. Lorgan up for a public hearing on her request for a finding of a

June 11, 2001

19

single-family residence with two kitchens at 56  
Hillside Avenue.

MR. REIS: Second.

ROLL CALL

MR. RIVERA	AYE
MR. McDONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4630  
Fax: (845) 563-4692

## ZONING BOARD OF APPEALS

July 02, 2001

Ms. Catherine Lorgan  
56 Hillside Avenue  
New Windsor, N. Y. 12553

**Re: Application for Interpretation #01-22  
56 Hillside Avenue – 12-1-1**

Dear Catherine:

This is to confirm that the members of the Zoning Board of Appeals made an interpretation at the June 25, 2001 Public Hearing that your residence located at 56 Hillside Avenue is a single-family residence existing in an R-4 zone.

Very truly yours,

Patricia A. Corsetti, Secretary  
Zoning Board of Appeals

ZBA # 01-22

**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#569-2001**

**06/19/2001**

**Lorgan, John & Catherine  
56 Hillside Avenue  
New Windsor, NY 12553**

**Received \$ 50.00 for Zoning Board Fees on 06/19/2001. Thank you for stopping by  
the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

June 18, 2001

(21)

Catherine Lorgan  
56 Hillside Avenue  
New Windsor, NY 12553

Re: 12-1-1 (Andrew & Catherine Moglia)

Dear Ms. Lorgan:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook  
Sole Assessor

LC/lrd  
CC: Pat Corsetti, ZBA

12-1-4  
Central Hudson Gas & Electric Corp.  
284 South Avenue  
Poughkeepsie, NY 12602

12-1-44.1  
William Schwartz  
356 Union Avenue  
New Windsor, NY 12553

9-1-13  
Roman Catholic Church of St. Joseph  
6 St. Joseph Place  
New Windsor, NY 12553

12-1-6  
Chris Doogan  
48 Hillside Avenue  
New Windsor, NY 12553

4-1-52.2  
Menorah Hill, Inc.  
52 Yacht Club Drive, Apt. 309  
North Palm Beach, Fl 33408

12-1-7  
Aldo Aciego  
44 Hillside Avenue  
New Windsor, NY 12553

4-1-53  
William & Jacqueline Rumsey  
P.O. Box 4101  
New Windsor, NY 12553

12-1-9.1  
Paul Simmons  
40 Hillside Avenue  
New Windsor, NY 12553

4-1-54  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

12-1-10  
Samuel & Kathryn Sorbello  
36 Hillside Avenue  
New Windsor, NY 12553

4-1-55  
Craig Saris  
75A Lake Road, P.O. Box 109  
Congers, NY 10920

12-1-36  
John III & Louise Baker  
35 Hillside Avenue  
New Windsor, NY 12553

4-1-56  
Ann Lease  
366 Union Avenue  
New Windsor, NY 12553

12-1-38  
Anthony & Rose Damiano  
39 Hillside Avenue  
New Windsor, NY 12553

4-2-20  
Newburgh Enlarged City School Dist.  
124 Grand Avenue  
Newburgh, NY 12550

12-1-39  
John & Ellen Antonelli  
43 Hillside Avenue  
New Windsor, NY 12553

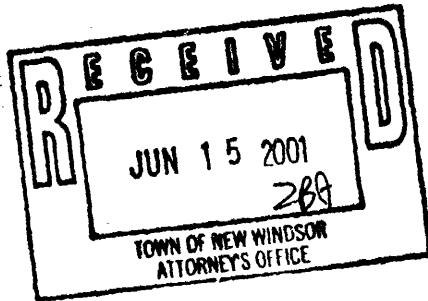
4-2-21.2  
RPA Associates, LLC  
C/o AVR Realty Company  
1 Executive Blvd.  
Yonkers, NY 10701

12-1-41  
Mark, Harry & Janice Walters  
364 Union Avenue  
New Windsor, NY 12553

9-1-7.2  
Frank & Rose Giordano  
46 Hillside Avenue  
New Windsor, NY 12553

12-1-42  
Frank & Barbara Antonelli  
360 Union Avenue  
New Windsor, NY 12553

9-1-12.2  
Angelina Talmadge  
154 Windsor Highway  
New Windsor, NY 12553



PUBLIC NOTICE OF HEARING  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 22

Request of Catherine Lorgan

for a VARIANCE of the Zoning Local Law to Permit:

Interpretation as to single-family residence;

being a VARIANCE of Section 48-12-Table of Use/Bulk Regs.-Col. A

for property situated as follows:

56 Hillside Ave., New Windsor, N.Y.

known and designated as tax map Section 12, Blk. 1 Lot 1

PUBLIC HEARING will take place on the 25<sup>th</sup> day of June, 2001 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

Lawrence Torley  
Chairman

ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR  
COUNTY OF ORANGE:STATE OF NEW YORK

**In the Matter of the Application for Variance of**

**AFFIDAVIT OF  
SERVICE  
BY MAIL**

Catherine Lorgan

# Q1-22.

STATE OF NEW YORK) ) SS.:  
COUNTY OF ORANGE )

**PATRICIA A. CORSETTI**, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

That on the 15<sup>th</sup> day of June, 2001, I compared the 21 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then caused the envelopes to be deposited in a U.S. Depository within the Town of New Windsor.

Tatiana A. Corsetti  
Notary Public

Sworn to before me this

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Notary Public**

OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

**COPY**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914)563-4630 TO  
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: May 10, 2001

APPLICANT: Catherine Lorgan  
56 Hillside Avenue  
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 5/10/01

FOR : Catherine Lorgan

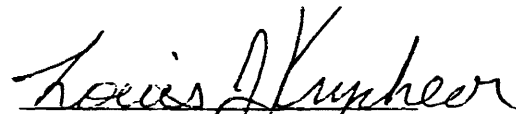
LOCATED AT: 56 Hillside Avenue

ZONE: Sec/Blk/Lot: 12-1-1

DESCRIPTION OF EXISTING SITE:

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 48-12 USE/BULK TABLE R-4 ZONE. TWO (2) FAMILY NOT PERMITTED. ZBA  
INTERPRETATION, SINGLE FAMILY OR TWO (2) FAMILY

  
BUILDING INSPECTOR

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4      USE: SINGLE FAMILY WITH TWO (2) KITCHENS

MIN. LOT AREA:

MIN LOT WIDTH:

REQ=D.. FRONT YD:

REQ=D. SIDE YD:

REQD. TOTAL SIDE YD:

REQ=D REAR YD:

REQ=D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP

COBA



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
**IMPORTANT**  
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

MAY 09 2001

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:  
Building Permit #: 2001-422

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS  
REQUIRED BEFORE PERMIT WILL BE ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises

Catherine Morgan (Formerly Moglia)

Address

516 Hillside Ave New Windsor

Phone #

516-9-9298

Mailing Address

516 Hillside Ave New Windsor

Fax #

427-7741

Name of Architect

Jerry Sherman

EXT 7371

Address

Phone

Name of Contractor

George Tubbs

Address \_\_\_\_\_ Phone \_\_\_\_\_

State whether applicant is owner, lessee, agent, architect, engineer or builder OWNER

If applicant is a corporation, signature of duly authorized officer \_\_\_\_\_

(Name and title of corporate officer)

1. On what street is property located? On the \_\_\_\_\_ side of \_\_\_\_\_  
(N, S, E or W)  
and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_

2. Zone or use district in which premises are situated R4 Is property a flood zone? Y \_\_\_\_\_ N \_\_\_\_\_

3. Tax Map Description: Section 12 Block 1 Lot 1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Single family b. Intended use and occupancy Single family 2 KITCHENS

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? \_\_\_\_\_

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant Gas \_\_\_\_\_ Oil \_\_\_\_\_  
Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost \_\_\_\_\_ Fee \$50.00

**PAID**

CU# 1081

